



## MINUTES

### METROPOLITAN BOARD OF EQUALIZATION

Friday December 10, 2021

8:30 AM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Mr. Derrick Starks, Mr. Roger Farmer, Mr. Carnell Scruggs, and Ms. Glenda Chambers. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

III. Review and Approval of Minutes:

IV. Appeals:

8:30 AM

SROA 307 S Main TN, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 025 08 0 011.00  
305 S. Main St, Goodlettsville TN 37072

Motion to Change the Total Value to \$4,032,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$501,500 and Improvement Value reduced to \$3,530,500.

NRF IX Nashville, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 060 00 0 096.00  
575 Brick Church Park Dr, Nashville TN 37207

Motion to No Change the Total Value of \$5,375,800, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$374,900 and Improvement Value of \$5,000,900.

McLane Nashville, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 069 00 0 050.00  
3851 Industrial Pkwy, Nashville TN 37218

Motion to No Change the Total Value of \$15,310,600, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$2,163,000 and Improvement Value of \$13,147,600.

McLane Nashville, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 069 00 0 238.00  
3801 Industrial Pkwy, Nashville TN 37218

Motion to No Change the Total Land Value of \$825,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$825,000.

Robert Orr/Sysco Food Services Co.  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 079 00 0 018.00  
1 Hermitage Plaza, Nashville TN 37209

Motion to No Change the Total Value of \$20,761,200, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$2,390,300 and Improvement Value of \$18,370,900.

JMDH Real Estate of Nashville, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 082 14 0 078.00  
111 Oldham St, Nashville TN 37213

Motion to No Change the Total Value of \$7,975,300, by Carnell Scruggs, second by Glenda Chambers, unanimously approved. Land Value of \$2,208,500 and Improvement Value of \$5,766,800.

SS Alabama Avenue LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 091 12 0 174.00  
4311 Alabama Ave, Nashville TN 37209

Motion to No Change the Total Value of \$14,390,000, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$2,561,300 and Improvement Value of \$11,828,700.

USPF Massman LP  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 095 13 0 015.00  
640 Massman Dr, Nashville TN 37210

Motion to No Change the Total Value of \$11,842,400, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$1,901,300 and Improvement Value of \$9,941,100.

707 Spence Lane, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 106 00 0 067.00  
707 Spence Lane, Nashville TN 37217

Motion to No Change the Total Value of \$6,734,400, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$1,718,000 and Improvement Value of \$5,016,400.

FreshPoint Nashville, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 106 04 0 023.00  
740 Massman Dr, Nashville TN 37210

Motion to No Change the Total Value of \$3,671,400, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$864,000 and Improvement Value of \$2,807,400.

STAG Nashville, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 134 00 0 128.00  
3258 Ezell Pike, Nashville TN 37211

Motion to Change the Total Value to \$10,900,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$371,900 and Improvement Value reduced to \$10,528,100.

SREIT Nashville Industrial Park 1, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 135 00 0 440.00  
1922 Old Murfreesboro Pike #300, Nashville TN 37217

Motion to Change the Total Value to \$12,239,000, by Roger Farmer, second by Glenda Chambers, unanimously approved. Land Value of \$363,700 and Improvement Value reduced to \$11,875,300.

SREIT Nashville Industrial Park 1, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 135 00 0 441.00  
1922 Old Murfreesboro Pike #200, Nashville TN 37217

Motion to Change the Total Value to \$5,221,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$90,300 and Improvement Value reduced to \$5,130,700.

Orangewood Nashville, LLC & Westport Nashville Self Storage  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 147 11 0 039.00  
4611 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$8,398,900, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$1,605,400 and Improvement Value of \$6,793,500.

Drake Pacer Bakertown Acquisition, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 148 00 0 175.00  
601 Bakertown Rd, Antioch TN 37013

Motion to No Change the Total Value of \$15,019,800, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$4,181,800 and Improvement Value of \$10,838,000.

Safstor Old Hickory, LLC  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 162 00 0 076.00  
14975 Old Hickory Blvd, Nashville TN 37211

Motion to No Change the Total Value of \$14,997,600, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$2,048,800 and Improvement Value of \$12,948,800.

HSRE-Westport I, GP  
Caitlyn Milks and Aaron Thomas with Ryan, LLC, appearing  
Parcel ID 181 00 0 246.00  
6346 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$13,401,600, by Glenda Chambers, Roger Farmer, unanimously approved. Land Value of \$1,824,600 and Improvement Value of \$11,577,000.

V. Adjournment of the Meeting

Motion to adjourn by Glenda Chambers, second by Roger Farmer, unanimously approved.

Meeting adjourned 10:55 AM.

**ATTEST:**

**APPROVED:**

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